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Schedules- Part 14, 15 & 16



PART 14-Sanitary Conveniences

Plans of a new Building or extension to building must show an adequate and satisfactory water closet where water is available or an earth closet or chemical closet where there is no water. A water closet within a building shall have at least one of its sides as an external wall of the building. A water closet shall have flushing apparatus, e.g. a cistern fitted with stopcock and supplied with water, with the overflow pipe to the cistern connected to the outside and the end projection fitted with insect proofing. An earth closet shall be well ventilated to reduce odour nuisance. Pour flush system or K.VIP shall be permitted in areas of acute water supply storage. Plans of a new house or of a proposal to convert a building into a separate dwelling shall be considered for approval if each separate dwelling is provided with a bathroom containing either a fixed bath tub or a shower bath with a suitable installation to provide cold and possibly hot water to the bath or shower. Every bathroom shall be of minimum superficial area of 3.50m². The internal part of bathroom walls shall be rendered impervious with cement mortar or other approved material to a height of not less than 1.2m. Every building used as a factory, workshop, or work place shall have adequate sanitary conveniences for persons of both sexes and have regard to the number of persons in the building.

Water closet receptacles shall be so constructed and fitted as to avoid fouling. For the purpose of regulation 135(1) and (2) water closet shall be either a pedestal or a squat type of ceramic ware with vitreous glaze and a trap. Where it is a pedestal it shall have—a flushing rim;a flushing apparatus capable at each flush of complete discharging the contents of the pan and effectively cleansing the inside of it;a flush pipe with an internal diameter of not less than 32mm; and either a hinged seat made of plastic or hardwood or pads of plastic or hardwood affixed to the back only. Where it is a squat type it shall have—raised foot pads, with the floor of the room sloping to—wards the pan at a gradient of not less than 1 in 40; and flushing facilities which comply with regulation 136(3). A water closet shall be properly lighted and ventilated and must not open directly into a room used for human habitation or for the manufacture, preparation or storage of food for human consumption or any workroom. A water closet in a domestic building or dwelling flat may join with a bedroom or dressing room but there shall be a second means of entering it. Buildings such as hotels, flats and guest rooms may contain more than one water closet for rooms and such water closet may not be joined to the bedroom or dressing room. In the case of a building other than a flat the second water closet may be outside the building but shall be exclusively part of it.

This provision shall apply to any earthcloset constructed for use in connection with a building. Any earth closet which is not a chemical closet shall be so constructed that it can be entered only from—the external air; or a room or space which can itself be entered directly from the external air. No earthcloset (whether it is a chemical closet or not) shall open directly into—a habitable room; or a room used for kitchen or scullery purpose; or a room in which any person is habitually employed in any manufacture, trade or business. Any earth closet which can be entered directly from the external air shall have an adequate opening for ventilation directly to the external air, situated as near to the ceiling as practicable. Any earth closet which cannot be entered from the external air shall have a window, skylight or other similar means of ventilation which opens directly into the external air and of which the area capable of being opened is not less than one twentieth of the floor area.

An earth closet shall be so situated as not to pollute any spring, stream, well, adit, or other source of water which is used or is likely to be used for drinking, domestic, kitchen or scullery purposes. The floor of an earth closet shall be of non-absorbent material and, if the earth closet can be entered directly from the external air, shall in every part, including the part beneath the seat, be not less than 75mm above the surface of the adjoining ground and have a fall or inclination towards the entrance door of not less than 1 in 25. The receptacle in an earth closet shall be of non-absorbent material and shall be so constructed and placed that its contents shall not escape by leakage or otherwise, or be exposed to rainfall or to the drainage of any waste water or liquid refuse. The receptacle and other fittings of an earthcloset shall be so constructed and arranged that the use, maintenance and cleansing of the

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earth closet shall not be a health hazard or a nuisance.

No part of the receptacle, or of the interior of an earthcloset, shall have outlet to a drain. A District Planning Authority may undertake the cleansing of earth closets in the district, or make byelaws requiring occupiers to do so. Urinals shall be provided with a slab, stall, trough or other urinals receptacle readily cleansed and with an efficient trapped outlet with a grating. Urinals must be provided with an effective flushing apparatus and no part of the receptacle may be directly connected with any pipe except a soil pipe, drain flush pipe or trap vent pipe from flushing apparatus. Where there is an acute water shortage, a urinal with a soakaway pit shall be recommended and it shall be kept clean and well maintained without any bad odour. Urinals in the open air without roof cover shall be permitted, provided subregulation (3) of this regulation is complied with. Adequate lighting and ventilation shall be provided in urinals. The liquid capacity of a septic tank shall be calculated Septic tank according to the number of persons; and per capita waste water contribution shall be between 45-100 litres per person a day. The liquid detention time shall be between 3 to 5 days. The average depth of water in the septic tank shall not be less than 1.30 metres and not more than 1.80 metres. There shall be provided an air space between the water level in the septic tank and the underside of the roof slab the dimension of which shall be determined by the invert level. A septic tank shall be at least 30 metres from any well, water-hole, spring or stream water used, or likely to be used, by man for drinking and other domestic purposes and shall also be at an approved position which will not render any such water liable to pollution.

The dimensions of one compartment of a septic tank shall be such that the total length is at least four times the width and where the tank is divided into two compartments, the length of the first compartment shall be more than half of the total length of the septic tank. The inlet shall be a "T" junction pipe which is opened at the top and which allows sewage to enter the tank at least 230mm below the surface of the water. The outlet shall be a "T" junction pipe which is opened at the top and which allows the effluent to be drawn from at least 300mm below the surface of the water. The covering slab of a septic tank shall be of reinforced concrete either precast or cast in situ and where precast slabs are used, some shall be readily removable to provide access; where a cast in situ is used it shall have access opening at least 0.50m by 0.50m with a concrete slab over it.

The walls of a septic tank shall be of concrete, plain or reinforced of at least 150mm thick or concrete mix C or of burnt brick work of at least 150mm thick set in mortar mix D. The floor of a septic tank shall be concrete mix D at least 150mm thick and slope to a gradient of not less than one in twenty downwards towards the inlet pipe. All inside surfaces of a septic tank shall be made smooth with mortar mix C. Where baffles are provided in a septic tank the tops shall extend above the water level and the bottoms shall not be less than 600mm from the first floor of the tank at any point. No person who constructs a septic tank shall install a filter bed unless permission is granted by the District Planning Authority. A filter bed may be constructed above or below ground and shall in all cases be made of adequately insect-proofed material. For every 230 litres of effluent treated per day, 1 metre of filtering medium shall be provided and the volume of effluent shall be at 70 litres per day for each of the persons accommodated in the premises.

The filtering medium shall be composed of graded clinker, broken stone or other approved material which shall not be more than 75mm or less than 6mm in diameter, the largest sizes of the medium being placed at the bottom and the smallest at the top. The effluent from the tank shall be discharged over the whole surface of the filter bed by means of fixed distributors or other approved devices and a clear space of 75mm shall be kept at the bottom of the distributors and the top of the filtering medium. The effluent from every septic tank or filter bed shall discharge into an approved soak-away pit, or be allowed to percolate into inches the ground by means of earth drains containing broken stones and covered by a top layer of earth or by means of agricultural pipes laid at least 3.6mm below the surface of the ground. If required by the Health Officer there shall be provided three channels or pipe lines, each not less than 2.0m long radiating from the tank or filter bed. Provision shall be made, if required, so that any channel or pipe line may be closed to prevent the surrounding ground from becoming water-logged. A soak-away shall be either of the pit or the trench type. Where it is a pit soak-away it shall not be less than 1.2 metres diameter and 1.8 metres deep and the inlet pipe shall discharge into the middle of the pit.

Where it is a trench soak-away, it shall be not less than 6 metres in length, 1 metre wide and 600mm deep. A soak-away shall be filled to within 200mm of ground level with rubble clinker, stone or other coarse material of 75mm gauge or large. A soak-away pit may be built with cement blocks or burnt bricks with 1.0 metre by 1.0 metre internal dimension and depth not more than 2 metres unless it is reinforced; the pit shall be covered with a reinforced concrete slab making provision for an inspection chamber and may not be filled with rubble or any other unsuitable material. The walls shall be rendered with 1.3 cement-sand mortar. The effluent from every septic tank or filter bed shall be discharged into an approved soak-away pit.

A Cesspool shall be—so constructed as to be impervious to liquid form the subsoil; and so sited—

- as not to pollute any spring, stream well, adit, or other source of water which is used, or is likely to be used for drinking, domestic, kitchen or scullery purposes;
- that there is ready means of access for cleaning it and removing its contents without carrying them through any building in which any person resides or is employed in any manufacture, trade or business or to which the public has access; and
- as not to be in such proximity to any building in which any person resides or is employed in any manufacture, trade or business or to which the public has access as to be liable to become a source of nuisance or a danger to health.

A cesspool, not being a settlement tank or a septic tank, shall be—of suitable depth to enable it to be emptied completely; properly covered so as to be impervious to

surface water and rainwater; fitted with a suitable manhole cover for the purposes of inspection (including inspection of the inlet), emptying and cleaning; adequately ventilated; without any outlet for overflow or discharge other than the outlet provided for emptying and cleaning; and of a capacity, measured below the level of the inlet, of not less than 18m³.

A settlement tank or septic tank shall—

1. be of suitable depth, adequate size, with a capacity of not less than 2.7m³ and covered or fenced in; and
2. if covered, be adequately ventilated and constructed with means of access for the purposes of inspection, including inspection of the inlet and outlet, emptying and cleaning.

All soak-away pits and cesspools shall have access to them in the form of inspection chambers. The access shall be fitted with a suitable cover for the purpose of inspection including inspection of the inlet, emptying and cleaning and shall be adequately ventilated. The cover shall be of a reinforced concrete slab or any other cover suitable to satisfy these requirements. Connections may be made to the public sewage system from Connections private properties but such connections shall be executed by the District Planning Authority or under the supervision of any sewage agency that combined may be so charged. Small-bore sewers or shallow trench sewers are adequate for this Part if the design complies with the loading requirements under these Regulations. All connections shall be made obliquely in the direction of the main pipe or sewer. No surface water shall be connected into a septic tank, a private sewer or a main sewer. Connection to a public sewer shall be in good order under all working conditions.

PART 15 —Refuse Disposal

A building for residential, commercial, industrial, civic or cultural use shall have a facility for refuse disposal. Each dwelling unit shall have a standardized dustbin or other receptacle approved by the District Assembly in which all refuse generated shall be stored temporarily. The refuse container shall be located at an approved position. The capacity of a refuse container shall be of such size as to be sufficient to store refuse generated for at least two days. The refuse shall be collected at a frequency not less than twice weekly by the District Assembly, or by an agent appointed by the District Assembly, from door to door. Where door to door collection of refuse is not feasible, the refuse shall be taken daily to the approved transfer station in the neighbourhood by the residents of the dwellings. Containers for the storage of industrial, commercial, institutional and other refuse shall be of a size and type approved by the District Assembly. Hazardous refuse shall be handled separately from domestic refuse. Collection of refuse from industrial, commercial and institution premises shall be on a daily basis.

Transfer stations either of the stationary type or non-stationary type shall be located at vantage points within cities, towns and villages for temporary storage of refuse from dwelling and other habitable premises.

The siting of the transfer station in a community shall be such that the walking distance does not exceed 200m. For the municipalities the non-stationary transfer station in the form of roll on-roll-off container of capacity of not less than 8m shall be used. Material used for the construction of a container shall be durable and the container shall be provided with a tight fitting cover or lid. The stationary transfer station shall be in the form of a permanent masonry structure so constructed as to minimise spreading and scavenging activities. Preferably the refuse shall be protected from rain. A ramp or suitable facility shall be provided to facilitate loading onto refuse trucks. Refuse from the transfer station shall be collected at least every other day.

Incineration shall not be permitted on a dwelling plot except that this regulation shall not prohibit incineration by the District Assembly or any other appointed agent in an approved manner and location. For storey buildings of more than four floors, a hopper shall be constructed for use with a refuse storage container chamber to which regulation 149 applies or with a refuse chute to which regulation 150 applies. A hopper shall be—situated in a place which is either freely ventilated or has adequate means of mechanical ventilation; and constructed of suitable non-combustible material; and so constructed and installed as— to efficiently discharge any refuse placed in it into the refuse storage container or refuse chute; to be incapable of remaining in any position other than the open or the closed position; to prevent, as far as possible, whether in an open or closed position, the emission of dust or foul air from the refuse storage container chamber or refuse chute; and (iv) not to project into the chute in the case of a hopper for use in conjunction with a refuse chute.

No such hopper shall be situated within a dwelling. This provision shall apply to any storage chamber which forms part of a building comprising more than one dwelling and which is constructed to accommodate refuse storage containers into which refuse dwelling may be delivered through a hopper or chute. The chamber shall be so constructed that the chamber from the building of which it forms part is as if it were a compartment wall or compartment floor with fire resistance. The inner surfaces of the chamber shall be impervious to moisture, the floor of the chamber shall be laid to fall towards a trapped gulley situated inside or immediately outside the chamber; and the chamber shall have as its sole means of access—a flush metal door which is situated in an external wall of the chamber and has fire resistance of half an hour as defined in regulation 60 for the removal and replacement of the container;a refuse chute which complies with regulation 150(2) or a hopper which complies with regulation 152 for the deposit of refuse in the containers.

For the purpose of subregulation of this regulation, where delivery is by means of hopper only, there shall be ventilation to the external air by means of—a flyproof ventilator placed as high as practicable in an external wall of the chamber and so positioned as not to transmit foul air; or a pipe or shaft which complies with regulation 150. This regulation shall apply to any refuse chute constructed for use with a refuse storage container chamber to which regulation 148 applies. The refuse chute shall be—constructed of suitable non-combustible materials of such thickness,

and so put together and arranged, as to prevent the ignition of any part of the building in the event of any refuse within the chute, or in the chamber at the bottom of the chute, catching fire;so constructed that the inner surfaces of the chute are impervious to moisture;so constructed as to prevent the lodgement of any refuse within the chute;circular in cross-section with an internal diameter of not less than 375mm;fitted with adequate means of access for inspection;ventilated to the external air by means of a pipe or shaft which complies with regulation 150; and fitted at its lower end with a shutter capable of closing the outlet of the chute.

Any pipe or shaft for ventilating either a refuse storage container chamber to which regulation 149 applies or a refuse chute to which regulation 157 applies shall—comply with the provisions of regulation 150(1) and (2)(a);be not less than 1700mm², in cross-sectional area;be so constructed that the outlet is protected against the entry of rain; and

be carried upwards to such a height and so positioned as not to transmit foul air that might cause health hazard or nuisance. This provision shall apply to any hopper constructed for use with a storage container chamber to which regulation 149 applies or with a refuse chute to which regulation 150 applies.

The hopper shall be—situated in a place which is either freely ventilated or has adequate means of mechanical ventilation; and constructed of suitable non-combustible material; and so constructed and installed as—

to efficiently discharge any refuse placed in it into the refuse storage container or refuse chute; to be incapable of remaining in any position other than the open or the closed position;to prevent, as far as possible, whether in an open or closed position, the emission of dust or foul air from the refuse storage container chamber or refuse chute; and in the case of a hopper for use in conjunction with a refuse chute, so constructed and installed as not to project into the chute. No such hopper shall be situated within a dwelling.

PART 16—Water Supply

Private water supply arrangements shall be sought or made with the permission from the Ghana Water and Sewerage Corporation in areas where there are none or the supply is acute or with any other water supply body recognised by the District Planning Authority. Sources of water may be dug wells, springs or boreholes. In the provision of water care shall be taken to avoid groundwater pollution; wells shall be constructed at a minimum distance of 16.0 metres from a septic tank, a soak-away or a pit latrine. Wells shall be constructed upstream of a pit latrine and soakaway to avoid seepage and pollution. The Ghana Water and Sewerage Corporation shall approve of the suitability of source of water supply for various uses.

Where pipe-borne water supply is available, any habitable dwelling shall have either a house connection or a yard connection. Exemption from subregulation (1) may be made for places where there is no pipe borne water supply. A water closet shall not be directly connected to a water pipe but to a flushing cistern. This provision shall apply to any well constructed for use in connection with a building and intended to supply water for human consumption. The ground adjoining such well shall, for a distance of not less than 1.2m in every direction, be covered with impervious paving (in this regulation referred to as "the paving") constructed so as to slope away from the well. The well shall be so situated as not to be liable to pollution from any source, and the sides of the well shall be rendered impervious for such a depth as is necessary to prevent contamination through the adjoining ground. Where such a well is a dug well, it shall be so constructed as to be readily accessible for cleansing and the top of the well shall be surrounded by a kerb extending not less than 900mm above the level of the paving and so constructed as to prevent the entry of surface water. The area surrounding the well or borehole shall be well drained to prevent pools of water forming in the vicinity.